

# PLANNING COMMISSION STAFF REPORT

January 6, 2005

## **DOCKET NO. 15-01-04**

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Approval of Executive Summary for the Belknap Neighborhood Plan as Amendment to Cornerstone 2020.

Applicant: Planning Commission  
**Staff Case Manager: Ken Baker, AICP**

### **Background:**

Work began on the Belknap Neighborhood Plan in January of 1999. The Belknap Neighborhood Task Force, working in conjunction with the City of Louisville and the Louisville Community Design Center, prepared the plan. In February 2001, the Board of Aldermen unanimously adopted the Belknap Neighborhood Plan.

Under Guideline 1 of the Cornerstone 2020 Plan Elements, it states that plans, studies and strategies developed subsequent to the adoption of Cornerstone 2020 “should be legislatively adopted as amendments to the Comprehensive Plan. Specific recommendations found in these plans and strategies are intended to take precedence over more general guidelines of the Comprehensive Plan.”

Following adoption of the Belknap Plan, a committee of the Belknap neighborhood put together a condensed version of the plan. Louisville Metro Planning and Design Services staff worked with the neighborhood committee to put this condensed version into a format consistent with the Plan Elements of Cornerstone 2020 Comprehensive Plan. This Executive Summary of the Belknap Neighborhood Plan is attached, and recommended as an amendment to Cornerstone 2020.

# BELKNAP NEIGHBORHOOD PLAN

## VISION

In the future, Belknap will continue to be a model traditional urban/first tier suburban neighborhood which promotes community; embraces architecture in keeping with the historic flavor of the Highlands; encourages tree lined streets that invite pedestrian traffic; and includes a specifically defined and limited traditional marketplace corridor inspired by the distinctive character and human scale of the pedestrian friendly neighborhood. Future development in Belknap should preserve the predominantly residential character of the neighborhood, strengthening its residential core and providing commercial services on a scale friendly to pedestrians.

## COMMUNITY FORM / LAND USE

### Commercial Development

The following policies support the Community Form/Land Use Plan Elements of Cornerstone 2020: Guideline 1 *Community Form*, Guideline 2 *Centers*, and Guideline 3 *Compatibility*:

#### Policies:

1. Promote and maintain an effective buffer between the commercial establishments along the 2400 block of Bardstown Road and contiguous residential properties along Lakeside Drive and Trevilian Way.
2. Preserve and encourage limited and specifically defined commercial areas that provide goods, services and amenities to neighborhood residents and do not encroach into the residential core area.
3. Limit internal access to the 2400 block of Bardstown Road that is in keeping with the traditional neighborhood pattern, i.e., low volume, no-through traffic. Future development and redevelopment should emphasize bicycle and pedestrian modes of transportation.
4. Support the Guidelines of the Bardstown Road Corridor Overlay District: structures should be designed to reinforce the existing pattern of small storefronts facing Bardstown Road/Baxter Avenue; façade design, where appropriate, shall be cognizant of pedestrian activity; display windows shall be encouraged; a structure's main entrance generally should face the Corridor; and structures should be located at or near the front property line with the

amount of setback designed to be compatible with adjacent properties and traditional neighborhood patterns.

5. Recommend amending the boundaries of the Bardstown Road Overlay District to include certain commercially zoned areas adjacent to the Douglass Loop currently excluded from the overlay district (depicted on Belknap Neighborhood Plan Proposed Zoning Map).
6. Recommend rezoning, from C-1 to R-8A, of two contiguous parcels located at the northwest corner of the intersection of Dundee, Wibben, and Yale, as depicted on Belknap Neighborhood Plan Proposed Zoning Map. (Note: This rezoning was accomplished in an areawide rezoning, under Docket No. 9-56-01.)
7. Encourage Department of Public Works to work with Kroger to complete the pedestrian walkway behind CVS through Kroger parking lot by providing appropriate car stops a sufficient distance from the wall to allow a continuous walk-through. Extend pedestrian access to Walgreen located in the 2400 block of Bardstown Road by providing pedestrian access through the fence at the edge of the Walgreen property.

## **Residential Zoning**

The following policies relate to Community Form/Land Use Plan Elements of Cornerstone 2020: Guideline 1 *Community Form*, Guideline 2 *Centers*, and Guideline 3 *Compatibility*.

### Policies:

1. Recommend the rezoning, from R-6 to R-5, of certain blocks along Woodbourne and Boulevard Napoleon in keeping with the predominant character of each subject block, or sub-block, and of the neighborhood general. (Note: This rezoning was accomplished in an areawide rezoning, under Docket No. 9-56-01.)
2. Recommend the rezoning, from R-5 to R-4, of certain contiguous parcels on both sides of Dundee between Overlook Terrace and Trevilian Way, as depicted on Belknap Neighborhood Plan Proposed Zoning Map. (Note: This rezoning was accomplished, with the exception of seven lots in the Overlook Hills Court development, in an areawide rezoning, under Docket No. 9-56-01.)
3. Recommend the rezoning of the R-7 landlocked parcel behind the Kroger store to R-5 in order to maintain compatibility with the abutting residential area. (Note: This rezoning was accomplished in an areawide rezoning, under Docket No. 9-56-01.)

4. Support and maintain the smaller, more affordable houses within the Belknap neighborhood. Discourage any development activity that would lead to the loss of these houses.
5. Encourage multi-family development to be sited along Bardstown Road by redeveloping the single story, front parking commercial buildings as two or three story buildings meeting the requirements of the Bardstown Road Overlay District, sited at the front of the lot with professional offices and apartments and condominiums on the second and/or third floor and parking located in the rear and/or as underground.
6. Support infill appropriate in scale with the surrounding neighborhood and consistent with the goals of the Neighborhood Plan.

### **Urban Canopy**

The following policies relate to Community Form/Land Use Plan Elements of Cornerstone 2020: Guideline 4 *Open Space* and Guideline 5 *Natural Areas and Scenic and Historic Resources*:

#### Policies:

1. Support the preservation of the urban canopy on both public and private sites.
2. Sponsor a full survey of street trees in the neighborhood, and advise on developing a plan for maintenance and any necessary replacement.

### **Parks and Green Space**

The following policies relate to Community Form/Land use Plan Elements of Cornerstone 2020: Guideline 4 *Open Space* and Guideline 5 *Natural Areas and Scenic and Historic Resources*:

#### Policies:

1. Maintain the green space that is crucial to the neighborhood's character.
2. Support the maintenance of Warheim Park as a passive recreation area.

## **Historic Preservation**

The following policies relate Community Form/Land Use Plan Elements of Cornerstone 2020: Guideline 5 *Natural Area and Scenic and Historic Resources*:

### Policies:

1. Protect and promote the neighborhood's historic architecture and associated resources.
2. Maintain local Landmark Status for the Belknap Elementary School building and grounds and support the continued use of the site as a recreational resource.

## **MOBILITY/TRANSPORTATION**

### **Transportation**

The following policies relate to Mobility/Transportation Plan Elements of Cornerstone 2020: Guidelines 7 *Circulation*; Guideline 8 *Transportation Facility Design*; and Guideline 9 *Bicycle, Pedestrian and Transit*:

### Policies:

1. Ensure accessibility into and out of the neighborhood, while discouraging cut-through access that would disturb the residential neighborhood's peaceful, pedestrian-friendly character.
2. Discourage any plan that would deflect commercial traffic back into the residential section of the neighborhood.
3. Work with the Metro Police Department to develop a community-oriented plan to reduce speeding through the neighborhood.
4. Advocate the use of well-designed and appropriate traffic calming devices at appropriate locations.
5. Keep Overlook Terrace closed to through traffic between Dundee and Boulevard Napoleon.
6. Advocate more frequent street cleaning of Bardstown Road, making it safer and more functional for bicyclists and pedestrians.
7. Encourage a study of bicycle routes within the neighborhood.

8. Request a traffic study of the Bardstown Road/Trevilian Way/Taylorsville Road intersection for consideration of signalization changes favoring left turns to Bardstown Road from Trevilian Way.

## **LIVABILITY/ENVIRONMENT**

### **Stormwater Drainage**

The following policies relate to Livability/Environment Plan Elements of Cornerstone 2020: Guideline 10 *Flooding and Stormwater*:

1. Ensure the maintenance of an effective stormwater drainage system throughout the neighborhood.
2. Promote, through neighborhood newsletter, the established system for reporting stormwater drainage problems to the Metropolitan Sewer District and to the Metro government.
3. Encourage the appropriate public agencies to examine and to resolve possible drainage problems within the trough of the alley behind CVS Pharmacy.